No. 8 of 1872.

To

M. J. M. SHAW-STEWART, Esq.,
Acting Collector.

Extra Second Assistant Collector's Office,
Camp Jehangirpoora, February 17th, 1872.

Sir,

I have the honour to submit a report on the settlement of the Town of Ránder under the City Survey Act of 1868.

2. The provisions of the Act were applied to the town by Government notification on the 15th June 1869. The Municipality having voted the necessary funds, the survey of the town was commenced in August 1870, and maps were ready for the Enquiry Officer by April 1871.

Duration of Proceedings.

3. The enquiry has been carried on from 13th April to 13th June 1871, and again from 18th October 1871 to the date of this report, a total of about six months. The work has been done by myself, with the exception of 38 cases settled by Mr. Whitworth. The number of appeals is shown in Appendix G.

Town of Ránder.

4. The Town of Ránder is very compact, and contains but little unoccupied waste land, and none of the 'gamtulio' or village-site land referred to in my report on Balsár. The houses are, as a rule, well and substantially built, while the streets are, with a few exceptions, exceedingly narrow and irregular. The best parts of the town are occupied by the large Sunnee-Borah population, an enterprizing race, mostly engaged in trade with China, Burmah, Siam, the Mauritius, Ava, and other places. As might be anticipated, the value of the land is very high in the quarter of the town occupied by these people. The rent of dwelling-houses in Ránder is on the whole much higher than in Surat. The Shráwaks constitute the most powerful section of the Hindoo community, while the poorest part of the town is the southern end, chiefly inhabited by Mussalmans (as opposed to Borahs). Seven cotton-ginning factories have been established on the outskirts of the Kusba. From the smallness of the area of claimed open land, the work of enquiry has been on the whole of a more simple and easy character than either at Surat or Balsár.

Improvement of Roads.

5. The area of land available for sale is comparatively small, and very little has as yet been sold. Lines have been drawn, as in Balsár, to fix the boundaries of the streets, and the plots of land to be sold for the

improvement of the roads marked off. Firm and constant attention on the part of the local municipality are required to carry out the projected improvement of the streets. The lengthy operations in Balsár gave people time to understand the object of these lines, and to become accustomed to their being insisted on as one of the fixed principles of the municipal administration of the town. As a consequence, the streets in Balsár have already been much improved, and similar efforts will, I doubt not, produce the same result in Ránder. These strips of land are of high value, and in several of the main streets, *e.g.*, Wakharblee, Taiwara, Limrablee, Mochee-wara, &c., will be sold at a sacrifice, if a lower price than Rs. 5 per square yard be accepted. But the streets, as a rule, require widening, and it is only by never neglecting to put back to the line any house taken down to be rebuilt that the municipality, with the limited means at its disposal, can hope eventually to secure a satisfactory system of roads.

6. Appendix **A** gives an analysis of the land of Ránder as finally ascertained by the enquiry.

Present result of City Survey.

7. Appendices **B**, **D**, and **E** show the actual financial results of the introduction of the city survey up to the present time. The total cost amounts to Rs. 8,857-3-6, including the pay and allowances of the Enquiry Officer. Of this sum, Government have paid Rs. 4,218-1-2 and the municipality Rs. 4,639-2-4. The proceeds hitherto realized have been Rs. 4,980-8-0 and an annual sum of Rs. 1-9-0 to the municipality, and next to nothing (Rs. 1-4-2) to Government.

Disposal of proceeds of occupancy sales of waste land.

8. This, however, is wholly exclusive of the sale proceeds of waste land, money realized for which is in accordance with your instructions now held in deposit pending the final orders of Government for its disposal. I trust that Government may see fit to place Ránder on the same footing as Balsár in this matter. The effect of a contrary decision would be to take away from the local body all incentive to aid sales by the various means in their power, *e.g.*, a municipality carrying out improvements is often able to do so in such a way as to increase the value of adjoining waste land, and would be much more likely to think of and arrange for this, if a portion of the resulting increased value were its own. On the other hand, all widening of the streets—a much-needed and expensive work in Ránder—has to be done at municipal expense, and it seems but fair that the municipality should in return be allowed a share of the price paid for road-side strips which it may be desirable to sell for the improvement of the streets, more espe-

cially as such strips in many cases cannot be sold until the opposite houses are put back to the straight line. The municipality were obliged to raise a loan in order to provide funds for the survey at all, and will feel hardly treated if less generously used than Surat and Balsár.

9. I would with diffidence suggest that a fair way out of the difficulty might be found by granting the occupancy proceeds of waste lands to the municipality on the conditions: (1) that all expenditure, excepting the allowances of the Enquiry Officer, be repaid to Government, and (2) that the municipality undertake to steadily introduce the new lines for the roads as occasion offers. The total expenditure on the part of Government would then amount to Rs. 3,938-10-11, which would be partially recovered from the Government share of sale proceeds of waste land, while the profits of the municipality would be reduced by Rs. 279-6-3.

Appendices C and F.

10. Appendices **C** and **F** are framed to show the entire financial action of the survey at one view, and its ultimate as well as present results. In these statements credit is taken for the price to be realized for waste land available for disposal on 99 years' lease or by out and out sale. In Appendix **C** the extent and probable price to be realized for the roadside strips of land is shown in columns 5 and 6. I have no doubt whatever that a considerable portion of this may be very speedily realized, but of the rapid disposal of the land to be leased I am by no means certain. As Government have fixed one rupee as the minimum below which land is not, except in very special cases, to be parted with, it has been assumed that that rate will be obtained, but, in my opinion, no such price will be realized for the land in its present condition, at all events for many years.

11. Appendix **F** shows by comparison the Kamál of Ránder before and after the city survey—(1) if Government take all the proceeds of waste land when realized, and (2) if the municipality be allowed the same privileges as have been granted in Surat and Balsár.

Conclusion.

12. I have again to acknowledge the willingness and courtesy with which every assistance has been given me by the Assistant Superintendent in charge Ránder City Survey (Mr. DeSouza). The maps supplied me by his department have been clear, and generally accurate and satisfactory, while the survey registers have also been carefully prepared. Great assistance has also been afforded by Goolam

Moostapha, the Secretary to the Municipality of Ránder, who has throughout done all in his power to facilitate the operations of both survey and enquiry.

I have the honour to be,

Sir,

Your most obedient Servant,

A. D. CAREY,

Extra 2nd Assistant Collector.

Through the Superintendent, Gujrát Revenue Survey.

APPENDIX A.

Analysis of the Land of the Town of Rándér.

Total Area within Municipal limits 1,995,577 square yards, divided into									Remarks.
Roads, Tanks, and other unproductive spaces.	Private Property.		Government Land.						
	Building sites.	Cultivable land paying Sulamee.	Official sites (Government buildings, &c.)	Waste saleable building ground.	Paying full assessment.		Paying no assessment.		
					Building sites.	Cultivable.	Occupied village building sites.	Unoccupied cultivable Sirpurtur.	
741,586	379,045	650,333	2,061	49,069	121	152,218	3,599	17,545	As on Feb. 1st, 1872.
741,604	379,185	650,333	2,061	48,929	621	146,239	3,081	23,474	As on March 1st, 1873.

APPENDIX B.

Proceeds of the Land of the Town of Rándér up to present time.

Sunnud Fees.	Miscellaneous Fees under Act IV. of 1868.	Sale proceeds of land sold in perpetuity.		Annual assessment on land decided as Government after enquiry at two pies per square yard.	Assessment on Government land imposed by Gujrát Revenue Survey Department.	Sulamee on alienated land.	Total		Remarks.
		Square yards.	Rupees.				In a lump sum.	Annually.	
4,977	3-8-0	150-11-0	535-8-0	2-13-2	292-8-0	228-15-0	5,516-0-0	523-4-2	No land has yet been disposed of on 99 years' leases.
5,025	8-8-0	290-11-0	1,152-4-7	6-7-6	292-8-	* 233-3-0	3,185-12-7	532-2-	* F Afte

APPENDIX C.

STATEMENT showing the entire effect of the City Survey and its ultimate as well as present results.

Before City Survey.			After City Survey.										Profit on City Survey.		Remarks.
Full assessment on Government land.	Sulamee on alienated land.	Total.	Sunnud and Miscellaneous Fees.	Proceeds of land saleable in perpetuity at an average of Rs. 2-8-0 per square yard.		Sale proceeds of land disposable of on 99 years' leases.		Annual assessment on land disposable on 99 years' leases.	Assessment under Act IV. of 1868.	Assessment under Gujrát Revenue Survey.		Total.		Once for all.	Annually.	
				Square yards.	Rupees.	Square yards.	Rupees.			Full assessment.	Sulamee on alienations.	Once for all.	Annually.			
263-6-0	226-12-0	490-2-0	5,054-8	5,228	13,070	43,841	43,841	456-10-10	2-13-2	263-6-0	228-15-0	61,965-8	951-13-0	61,965-8	461-11-0	
263-6-0	236-12-0	478-2-0	5,033-8	5,228	13,070	43,841	43,841	456-10-10	6-7-6	263-6-0	238-3-0	61,944-2	947-11-4	6,844-8	460-9-4	

APPENDIX D.

Cost of the City Survey.

City Survey Office.								Enquiry Office.						Total.		Grand Total.
Pay of Survey Officer.		Establishment.		Contingent payable by the Municipality.	Estimated amount required for printing sunnuds and completion of work payable by Municipality.	Total		Pay and allowances of Enquiry Officers payable by Government.	Establishment.		Contingent payable by the Municipality.	Total.				
Payable by Government.	Payable by Municipality.	Payable by Government.	Payable by Municipality.			Payable by Government.	Payable by Municipality.		Payable by Government.	Payable by Municipality.		Payable by Government.	Payable by Municipality.	Payable by Government.	Payable by Municipality.	Grand Total.
...	...	...	3,160-15-7	340-12-4	831-2-1	...	4,332-14-1	3,938-10-11	279-6-3	224-3-9	82-0-6	4,218-1-2	306-4-3	4,218-1-2	4,639-2-4	8,857-3-6
...	...	80	3,877-13-8	277-7-2	134-0-0	80	4,289-4-10	3,938-1-1	355-5-1	355-5-1	84-14-0	4,218-1-2	424-1-4	4,293-1-2	4,661-6-5	8,954-7-7

APPENDIX E.

Division of proceeds of the City Survey between Government and the Municipality as already effected.

Derivable by Government.			Derivable by the Municipality.							Remarks.
Full assessment annually at two pies per square yard.	Total.		Sunnud fees.	Miscellaneous fees.	Rent at ten pies per square yard.	Total.		Sale proceeds of land sold in perpetuity at present held in deposit.	Grand Total.	
	Once for all.	Annually.				Once for all.	Annually.			
Rs. a. p.		Rs. a. p.	Rs a.. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	
1 4 2		1 4 2	4,977 0 0	3 8 0	1 9 0	4,980 8 0	1 9 0	535 8 0	5,516 0 0 Annually 2 13 2	If the Rs. 535-8-0 now held in deposit be divided, as in Surat and Balsár, the share of Government will be Rs. 46-14-0 and that of the Municipality Rs. 488-10-0.

APPENDIX F.

Ultimate Results of the City Survey as between Government and the Municipality when (1) *Government take all occupancy proceeds of waste land, and* (2) *when Ránder is admitted to the same privileges as have been conceded to Surat and Balsár.*

Total Proceeds.				Total Cost.		Result.						Total Profit.		Remarks.
Derivable by Government.		Derivable by the Municipality.				Government.				Profit to the Municipality.				
						Annual.		Once for all.						
Annual.	Once for all.	Annual.	Once for all.	Payable by Government.	Payable by the Municipality.	Profit.	Loss.	Profit.	Loss.	Annual.	Once for all.	Annual.	Once for all.	
461-11-0	469-9-4	1-9-0	5,054-8-0	4,218-1-2	4,639-2-4	461-11-0	.....	52,692-14-10	.....	1-9-0	415-5-8	463-4-0	53,106-4-6	If all occupancy proceeds are credited to Government.
469-9-4	56,911-0-0	0-10-0	5,033-8-0	4,298-1-2	4,656-6-2	469-9-4	.....	52,612-14-10	.....	0-10-0	377-1-10	470-3-4	52,990-0-8	
1,680-10-0	56,911-0-0	1-9-0	60,285-8-0	4,218-1-2	4,639-2-4	461-11-0	.....	.....	2,537-7-2	1-9-0	55,646-5-8	463-4-0	55,646-5-8	If all occupancy proceeds are credited to the Municipality.
1,680-10-0	56,911-0-0	0-10-0	60,264-8-0	4,298-1-2	4,656-6-2	469-9-4	.....	.....	2,617-7-2	0-10-0	55,608-1-10	470-3-4	5,608-1-10	

A. D. CAREY,
Assistant Collector.

APPENDIX G.

APPEALS.

Number of Petitions presented.	Decisions reversed.	Decisions modified.	Decisions confirmed.	Remanded for further enquiry.	Pending.	
10	2	.....	2	1	5	

A. D. CAREY.
Assistant Collector.